

**PLANNING REPORT**

**SUBJECT:** ANTE SALINOVIC TTE & ANICA SALINOVIC TTE -  
OPERATIONAL WORKS (VEGETATION CLEARING) - LOT  
101 SP 202702 & LOT 102 SP 202702 & LOT 103 SP 202702  
& LOT 104 SP 202702 - 65-71 MASONS ROAD, KURANDA -  
OPW/17/0001.DOCX

**MEETING:** Ordinary

**MEETING DATE:** 24 January 2018

**REPORT OFFICER'S  
TITLE:** Senior Planner

**DEPARTMENT:** Corporate and Community Services

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**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	A & A Salinovic	<b>ADDRESS</b>	25, 67-71 & 73 Mason Road, Kuranda
<b>DATE LODGED</b>	28 July 2017	<b>RPD</b>	Lots 101 to 104 on SP202702
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works – Clearing of Vegetation		

<b>FILE NO</b>	OPW/17/0001	<b>AREA</b>	136.65 hectares
<b>LODGED BY</b>	Veris	<b>OWNER</b>	A & A Salinovic
<b>PLANNING SCHEME</b>	Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)		
<b>ZONE</b>	Rural zone		
<b>LEVEL OF ASSESSMENT</b>	Code Assessment		
<b>SUBMISSIONS</b>	n/a		

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**ATTACHMENTS:**

1. Proposal Plan
2. Contour 430m AHD
3. Visual Impact Assessment

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**EXECUTIVE SUMMARY**

*Council is in receipt of a development application described in the above application details.*

*The application is code assessable and was not required to undergo public notification.*

*The application and supporting documentation has been assessed against the relevant statutory planning instruments including the FNQ Regional Plan, the State Planning Policy and the Superseded Mareeba Shire Planning Scheme 2004 and does not conflict with any relevant planning instrument.*

*The key issues of the proposed development are the protection of water quality and reducing the developments impact on visual amenity to the extent reasonably achievable given the subject land's location and elevation.*

*Draft conditions were provided to the Applicant/ care of their consultant and have been agreed.*

*It is recommended that the application be approved in full, subject to conditions.*

## OFFICER'S RECOMMENDATION

"1. That in relation to the following development application:

APPLICATION		PREMISES	
<b>APPLICANT</b>	A & A Salinovic	<b>ADDRESS</b>	25, 67-71 & 73 Mason Road, Kuranda
<b>DATE LODGED</b>	28 July 2017	<b>RPD</b>	Lots 101 to 104 on SP202702
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Operational Works – Clearing of Vegetation		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Operational Works – Clearing of Vegetation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
31059-01 B	Proposed Clearing Mason Rd, Kuranda	Veris	28/11/17

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
  - to ensure the works comply in all respects with good engineering practice; and
  - to ensure compliance with the following conditions of approval.

Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the works except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of the works, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

- 3.2 Hours of Work

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
  - 7.00am to 6.00pm, Monday to Friday;
  - 7.00am to 1.00pm Saturdays;
  - No work is permitted on Sundays or Public Holidays.
- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

- 3.3 Specific Vegetation Clearing Requirements

- 3.3.1 No vegetation clearing is to occur within 100 metres of Lot 1 on AP19290.
- 3.3.2 No vegetation clearing is to occur within 50 metres of Jumrum Creek and 25 metres of any other waterway.
- 3.3.3 Chemical clearing/thinning of vegetation is not permitted.
- 3.3.4 The clearing of vegetation must:

- retain all habitat trees; and
- retain all mature trees; and
- retain at least 70 immature trees per hectare below 430m AHD contour and at least 150 immature trees per hectare from the 430m AHD contour and above. The retained trees must retain:
  - the range of species in the area; and
  - the range of tree and shrub sizes; and
  - be spaced in a manner that closely represents the natural distribution as possible.

**Habitat tree** means a habitat or nest tree, where:

*habitat trees are living trees with one or more visible hollows of 10 cm or more in diameter that are positioned at least two metres above the base of the tree. Habitat trees are used or potentially used by hollow-dwelling fauna.*

*nest trees contain an active bird's nest or the nest of a raptor or other bird which utilizes the same nest each year.*

**Immature tree** is a tree or shrub, other than mature trees, that are two metres or more in height.

**Mature tree** is a tree with a diameter at 1.3 metres above ground (if there are several trunks, add the diameters of the two largest trunks together) of:

- 30 cm or more for *Eucalyptus*, *Corymbia*, *Lophostemon* and *Angophora* species, such as 'gum' or 'box' trees
- 20 cm or more for other tree species, such as wattles

3.3.5 The mechanical clearing of vegetation must:

- not involve the use of two tractors pulling a cable or chain
- not occur within 5 metres of the trunk of a mature or habitat tree
- retain at least 50% of the required immature trees beyond the 5 metre buffer around the mature trunks
- not damage a mature, habitat or retained immature tree
- not stack debris against a mature, habitat or retained immature tree

3.4 Prevention of the spread of weeds and pests

The applicant must ensure the development is carried out in a manner that prevents the spread of weeds, seeds or other pests into clean areas or away from any existing infested areas.

4. Infrastructure Services and Standards

4.1 Erosion and Sediment Control

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land and waterways as a consequence of the development.
- (b) Where required appropriate interception devices that ensure removal of suspended matter and treatment of contaminated stormwater prior to crossing the boundary of the development or discharge into downstream



roadside gutters, stormwater drainage systems or waterways are to be installed.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(b) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au)

(c) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au)

(d) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Any other development – two (2) years (starting the day the approval takes effect).

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil"

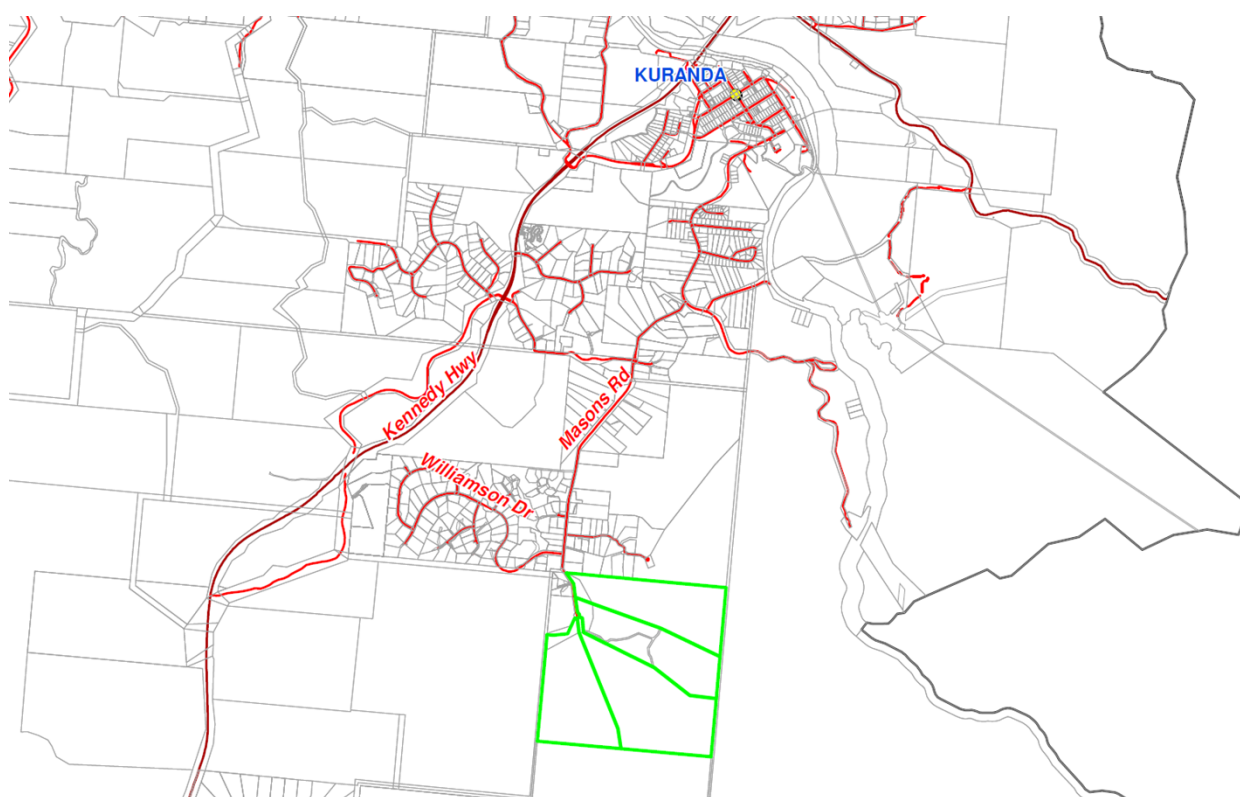
## THE SITE

The subject site comprises land described as Lots 101 to 104 on SP2027022 situated at 25, 67-71 & 73 Mason Road, Kuranda. The site is approximately 3.8km south of Kuranda township at the southernmost end of Mason Road.

The site has a combined area of 136.65 hectares with a total frontage of approximately 368 metres to Mason Road. The site also has extensive frontage to two (2) unformed road reserves along the eastern and western boundaries.

A large elevated ridge sweeps through the subject land in a south-westerly direction. The scenic value of this ridge is recognised by the Planning Scheme.

Approximately 60% of the subject site remains covered by remnant vegetation. The north-western corner of the subject site has previously been cleared for grazing pastures, however regrowth vegetation has been permitted to re-establish since 1990. Several structures are established on Lots 103 and 104.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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The Barron Gorge National Park is located immediately to the east of the subject site and protected state forest (Lot 1 on AP19290) is located immediately to the west. Jumrum Creek and an unnamed waterway traverse the subject land.

## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

Council at its ordinary meeting held on 19 July 2017, approved a request for the development application for Operational Works – Clearing of Vegetation (code assessable) over land described as Lot 101-104 on SP202702, situated at Mason Road, Kuranda to be assessed under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)."

Accordingly, this development application has been assessed against the superseded planning scheme.

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works – Clearing of Vegetation in accordance with the plans shown in **Attachment 1**.

It is proposed to clear that part of Lot 101 – 104 as depicted on Plan 31509-01B, to return the subject land to grazing use. Aerial imagery taken in 1990, indicates that the vegetation to be

cleared is recent regrowth and this is supported by its categorisation as non-remnant vegetation under the Vegetation Management Act 1999.

Protected Plants Flora Survey Trigger mapping identifies that there is land onsite with a high risk of containing native plants protected under the Nature Conservation Act 1992. Prior to any vegetation clearing occurring within these areas, a flora survey will be undertaken to ensure that there are no protected species within the subject areas.

To allow the application to proceed in an orderly fashion, it is requested that approval is granted in two (2) stages being:

Stage 1 – Clearing of non-remnant vegetation identified as not being within a high risk area.

Stage 2 – Clearing the balance of vegetation identified as being within the areas identified as high risk. Stage 2 would only occur upon undertaking a flora survey in accordance with the Nature Conservation Act 1992 requirements.

Vegetation buffers will be maintained along Jumrum Creek and the unnamed waterway. No clearing is proposed within existing Covenants D, E and F on SP202702.

Clearing of the vegetation will be selective and will be undertaken with an excavator to ensure disturbance is minimised.

## REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

## PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Kuranda District Growth Node
Zone:	Rural zone
	Natural & Cultural Heritage Features Overlay
Overlays:	Airport and Aviation Facilities Overlay
	Significant Vegetation Overlay
	Natural Disaster Bushfire Overlay

## RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

### (a) Far North Queensland Regional Plan 2009-2031



Assessment against the Regional Plan is required because the plan is not reflected in the planning scheme. The following Desired Regional Outcome Land Use Policies are relevant to the assessment of the application:

DRO 2.1 Regional Landscape Values			
Land Use Policy		Complies	Comments
2.1.1	The value of the landscape for nature conservation, primary production, renewable energy resource areas, priority carbon sequestration, cultural heritage, outdoor recreation and scenic amenity is given appropriate recognition in land use planning and development assessment.	✓	The development will be conditioned to require the retention of all mature trees, all habitat trees and a minimum number of immature trees per hectare.
2.1.2	The significance of cultural landscapes is given appropriate recognition in land use planning and development assessment.	✓	The development will be conditioned to require the retention of all mature trees, all habitat trees and a minimum number of immature trees per hectare.

DRO 2.3 Scenic Amenity, Outdoor Recreation and Inter-Urban Breaks			
Land Use Policy		Complies	Comments
2.3.1	The visual amenity of the region's landscapes and seascapes is protected and enhanced by assessing proposed developments on landscapes that are vulnerable to visual impact due to their prominence, topography or degree of naturalness.	✓	The development will be conditioned to require the retention of all mature trees, all habitat trees and a minimum number of immature trees per hectare.

DRO 7.1 Protection of Waterways, Wetlands and Water Quality			
Land Use Policy		Complies	Comments
7.1.1	Development is planned, designed, constructed and managed in accordance with best practice environmental management to protect environmental values and meet water quality objectives of the Environmental Protection Policy (Water) 1997 (EPP Water) for regional surface water, groundwater and wetlands.	✓	A condition will be attached to any approval requiring a non-worsening effect on surrounding land and waterways as a consequence of the development.

The application is assessed as being capable of substantially complying with the relevant provisions of the Regional Plan, provided reasonable and relevant conditions are applied.

#### (b) State Planning Policy

The State Planning Policy is not reflected in the Planning Scheme and is, therefore, applicable to the assessment of the application.

An officer assessment of the proposed development against the provisions contained within the SPP has been undertaken and it is not considered to be in conflict with any relevant aspect of the SPP.

#### Queensland State Planning Policy

State Interest	Complies	Assessment Requirements & Comments
<b>Biodiversity</b> A development application where the land relates to a matter of state environmental significance, if the application is for: <ul style="list-style-type: none"> <li>(a) operational work, or</li> <li>(b) a material change of use other than for a dwelling house, or</li> <li>(c) reconfiguring a lot that results in more than six lots or lots less than five hectares.</li> </ul>	✓	Development: <ul style="list-style-type: none"> <li>(1) identifies any potential significant adverse environmental impacts on matters of state environmental significance, and</li> <li>(2) manages the significant adverse environmental impacts on matters of state environment significance by, in order of priority: <ul style="list-style-type: none"> <li>(a) avoiding significant adverse environmental impacts, and</li> <li>(b) mitigating significant adverse environmental impacts where these cannot be avoided, and</li> <li>(c) where applicable, offsetting any residual adverse impacts.</li> </ul> </li> </ul> <b>Comment</b> The development will be conditioned to maintain vegetation buffers of 50 metres to Jumrum Creek and 25 metres to the unnamed waterway.  All other areas of proposed clearing is outside the mapped MSES areas.
<b>Natural hazards</b> A development application for a material change of use, reconfiguring a lot or operational works on land within: <ul style="list-style-type: none"> <li>(1) a flood hazard area, or</li> <li>(2) a bushfire hazard area, or</li> <li>(3) a landslide hazard area, or</li> <li>(4) a coastal hazard area.</li> </ul>	✓	<b>For all natural hazards:</b> Development: <ul style="list-style-type: none"> <li>(1) avoids natural hazard areas or mitigates the risks of the natural hazard, and</li> <li>(2) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and</li> <li>(3) directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and</li> <li>(4) avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and</li> <li>(5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and</li> </ul> <b>Comment</b> The proposed development will not increase the number of people living, working or congregating in a natural hazard area.

### (c) Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)

#### Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

Part 5, Division 2      Natural and Cultural Heritage Features Overlay Code  
 Part 5, Division 6      Significant Vegetation Overlay Code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Natural and Cultural Heritage Features Overlay Code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.
Significant Vegetation Overlay Code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.

### (e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

No. 4 - Development Manual

A condition will be attached to any approval requiring all relevant development works be designed and constructed in accordance with sound engineering practices.

### REFERRALS

#### Concurrence

This application did not trigger a referral to a Concurrence Agency.

#### Advice

This application did not trigger a referral to an Advice Agency.

#### Internal Consultation

Technical Services

### PLANNING DISCUSSION

Compliance with the relevant acceptable/probable solutions of the following Codes are summarised as follows:

#### Natural and Cultural Heritage Features Overlay Code

##### S3 Wetlands and Waterways

(a) *There are no significant adverse effects on identified wetlands and identified waterways in terms of:*

(i) *habitat; or*

(ii) *water quality; or*

- (iii) *landscape quality.*
- (b) *For intensive agriculture, a buffer is maintained from the high bank of a waterway having regard to:*
  - (i) *water quality, and*
  - (ii) *fauna habitat corridor, and*
  - (iii) *the retention of undisturbed vegetation, or*
  - (iv) *revegetation of appropriate areas with local endemic species.*

**PS3** *No probable solution provided.*

#### Comment

A waterway (Jumrum Creek) is mapped in the vicinity of the proposed development (Planning Scheme Map No. N1).

The significant vegetation overlay code calls for the maintenance of a 50 metre buffer of vegetation from the high bank of the mapped waterway in the Rural zone. It is reasonable for this same buffer width to be conditioned in response to S3 of the Natural and Cultural Heritage Features Overlay.

A second unmapped waterway is present on the land and the applicant has proposed that no clearing be undertaken within 25 metres of this waterway.

Vegetation clearing is proposed to be selectively carried out using an excavator to minimise disturbance.

The development will be conditioned to require appropriate interception devices that ensure removal of suspended matter (litter) and treatment of contaminated stormwater prior to crossing the boundary of the development or discharge into downstream roadside gutters, stormwater drainage systems or waterways.

A visual impact assessment has been undertaken by GGI Landscape Architects. The assessment was undertaken to demonstrate the extent of clearing as per original Proposal Plan 31059-01A.

In response to the visual impact assessment, the applicant has reduced the area of clearing to lessen the visual impact. The amended area of clearing is depicted on Proposal Plan 31059-01B. The visual impact of the amended area of clearing is depicted on the attached marked-up photographs.

The applicant further emphasises that the area to be cleared will not be clear-felled leaving a bare earth scar in the landscape, instead, it is to be selectively cleared using an excavator or similar style of machine.

The applicant has not provided any detail as to what criteria will be used in the selective clearing. Given the lack of applicant nominated selective clearing criteria, the conditions of any development approval should outline some minimum standards for tree retention.

It is proposed to apply the following tree retention density:

- (i) 70 trees per hectare below 430m AHD contour;
- (ii) 150 trees per hectare from 430m AHD contour and above.



The approximate location of contour 430m AHD is indicated by the red line shown on the attached plan (**Attachment 2**).

It is considered that the proposed development can be reasonably conditioned to comply with S3.

### **Significant Vegetation Overlay Code**

#### **S1** *Waterways and adjacent habitat are protected by:*

- (i) *Maintaining bank stability by protecting against erosion and slumping; and*
- (ii) *Maintaining water quality by filtering sediments, nutrients and other pollutants;*  
*and*
- (iii) *Maintaining aquatic habitat; and*
- (iv) *Maintaining wildlife habitat.*

**PS1.1** *In areas identified as Category A or B on Planning Scheme Maps V1 and V2, vegetation is retained along each side of a waterway, within at least:*

- (i) *50 metres of each high bank of a waterway in the Rural (lots with areas of two (2) hectares and above), Open Space and Conservation zone; and*
- (ii) *25 metres of each high bank of a waterway in the Rural Residential (lots with areas of two (2) hectares and above only) and Myola zone; and*
- (iii) *10 metres of each high bank of a waterway in the Rural Residential (lots with areas below two (2) hectares) and Rural (lots with areas below two (2) hectares) zone.*

**PS1.2** *Vegetation is retained on land with a slope greater than 15%.*

#### Comment

PS1.1 - The subject land is mapped as Category A on Planning Scheme Map No . V1.

A waterway (Jumrum Creek) is mapped in the vicinity of the proposed development.

The significant vegetation overlay code calls for the maintenance of a 50 metre buffer of vegetation from the high bank of the mapped waterway in the Rural zone. It is reasonable for this same buffer width to be conditioned in response to S3 of the Natural and Cultural Heritage Features Overlay.

A second unmapped waterway is present on the land and the applicant has proposed that no clearing be undertaken within 25 metres of this waterway.

Vegetation clearing is proposed to be selectively carried out using an excavator to minimise disturbance.

The development will be conditioned to require appropriate interception devices that ensure removal of suspended matter (litter) and treatment of contaminated stormwater prior to crossing the boundary of the development or discharge into downstream roadside gutters, stormwater drainage systems or waterways.

PS1.2 - The applicant further emphasises that the area to be cleared will not be clear-felled leaving a bare earth scar in the landscape, instead, it is to be selectively cleared using an excavator or similar style of machine.

The applicant has not provided any detail as to what criteria will be used in the selective clearing.

Given the lack of applicant nominated selective clearing criteria, the conditions of any development approval should outline some minimum standards for tree retention.

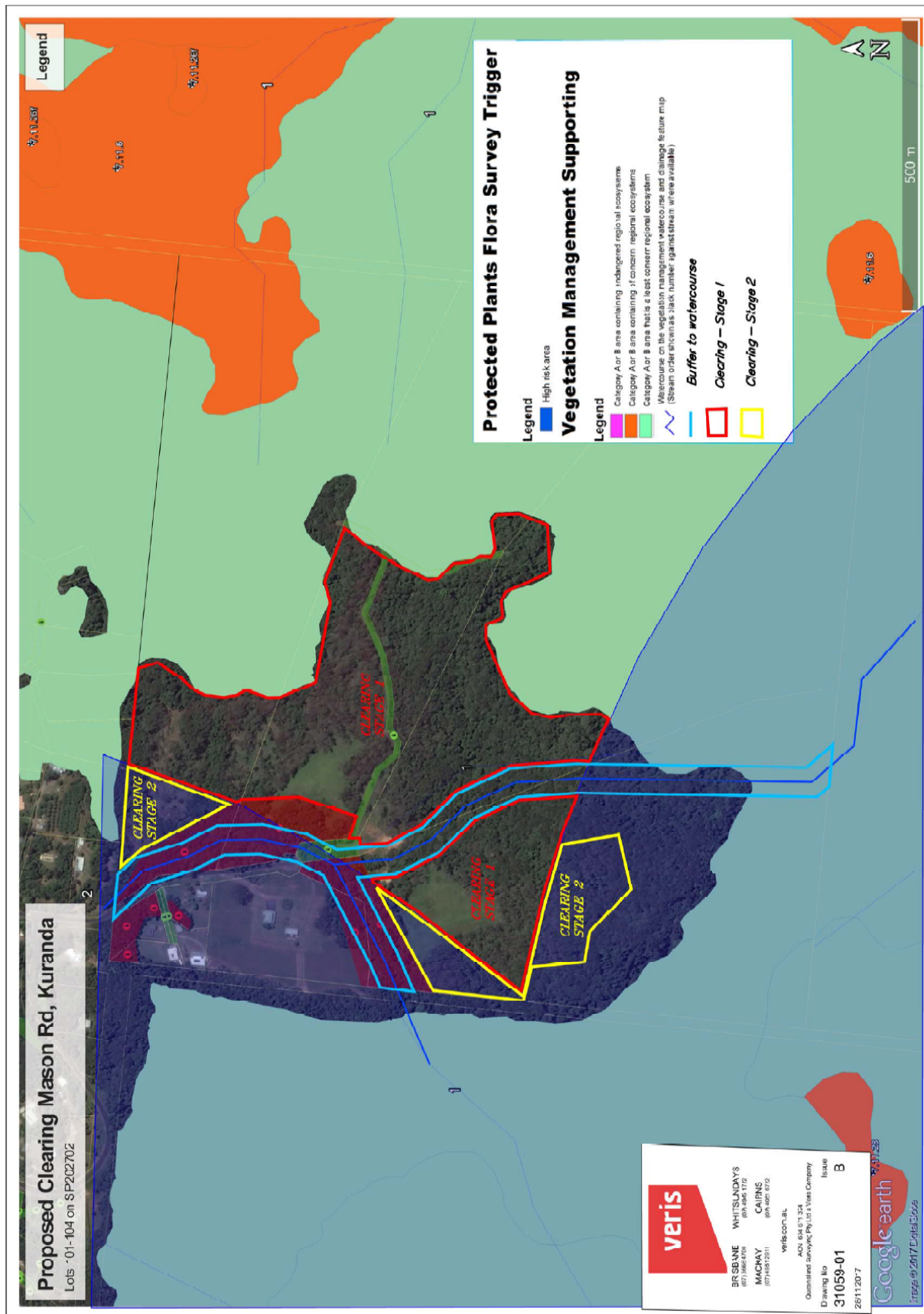
It is proposed to apply the following tree retention density:

- (i) 70 trees per hectare below 430m AHD contour;
- (ii) 150 trees per hectare from 430m AHD contour and above.

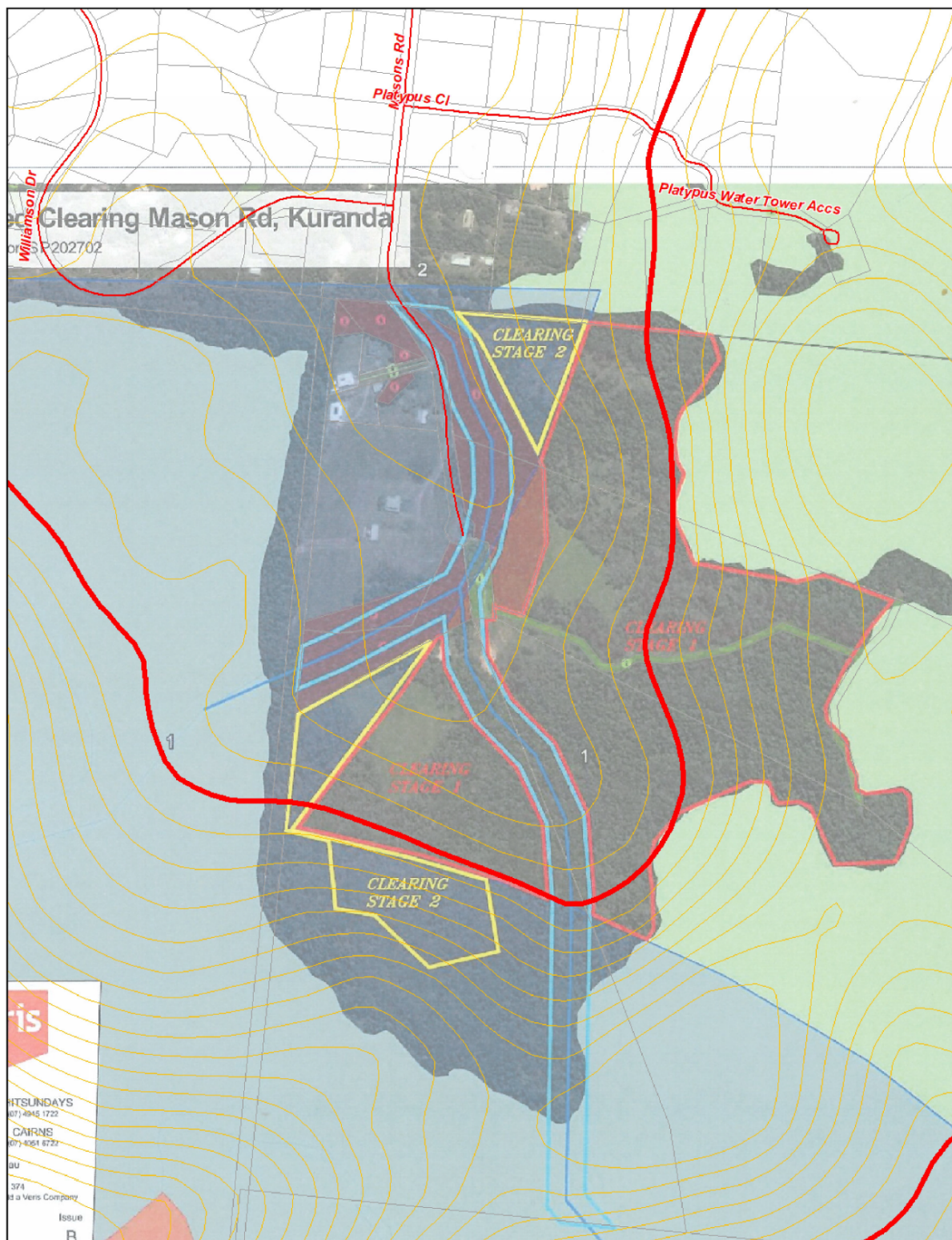
The development can be conditioned to comply with S1.

**Date Prepared:** 9 January 2018

## PROPOSED PLAN



## ATTACHMENT 2





## ATTACHMENT 3

Date: 23 November 2017

Ref: 31059

Council Ref: OPW/17/0001



Chief Executive Officer  
Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Attn: Planning Department – C. Ewin  
Via email: [CarlE@msc.qld.gov.au](mailto:CarlE@msc.qld.gov.au)

Dear Carl

**Re: Response to Information Request – Development Application OPW/17/0001**  
**25, 65-71 & 73 Masons Road, Kuranda**  
**Lots 101-104 on SP202702**

Reference is made to Council's Information Request dated 2 August 2017, regarding the above application. On behalf of the Applicants A. & A. Salinovic, please accept this correspondence and its accompanying attachments as the response to the information request in accordance with Part 3 Item 13.2 (a) of the Development Assessment Rules.

#### **Item 1 – Landscape and Visual Impact Assessment**

*Parts of the subject land proposed to be cleared are mapped as 'Scenic Areas' on Planning Scheme Map N1. Please provide a landscape and visual impact assessment, prepared by a suitably qualified professional, evaluating the potential visual impact of the proposed development on surrounding properties, in particular, those properties along Fallon Road, Masons Road and the Kuranda Springs Estate.*

#### **Response**

A visual impact assessment has been undertaken by GGI Landscape Architects and is attached as part of this response. The assessment was undertaken demonstrating the extent of clearing as per Proposal Plan 31059-01A. As a result of the assessment undertaken, the applicant proposes to reduce the area of clearing to minimise the visual impact as depicted on Proposal Plan 31059-01B. The visual impact of the proposed clearing will be reduced significantly as depicted on the attached photographs.

It has to be emphasized that the area to be cleared will not be clear-felled leaving a bare earth scar in the landscape, more so be selectively cleared using an excavator or similar style of machine. The visual impact to the surrounding area will be minimal as a result proposed clearing

#### **Cairns**

25 Grafton Street  
PO Box 7627  
Cairns QLD 4870  
Australia

T 07 4051 6722  
[cairns@veris.com.au](mailto:cairns@veris.com.au)  
[veris.com.au](http://veris.com.au)

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Queensland Surveying Pty Ltd  
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ABN 25 604 671 374

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We trust that Council now have sufficient information to adequately assess this application. Should you require any further clarification on this matter, please contact the undersigned on (07) 4051 6722.

Yours faithfully

**Veris**

A handwritten signature in black ink, appearing to be "MT", written in a cursive style.

Michael Tessaro  
**PLANNER**

Enc: Visual Impact Assessment;  
Proposal Plan 31059-01B;

FIGURE 1. LANDSCAPE & VISUAL IMPACT ASSESSMENT LOCATIONS SHEET 0.  
FOR PROPOSED VEGETATION CLEARING ON LOTS 1 - 4 ON SP202702, MASONS ROAD, KURANDA  
L1706\_VA0\_170914

Queensland Globe

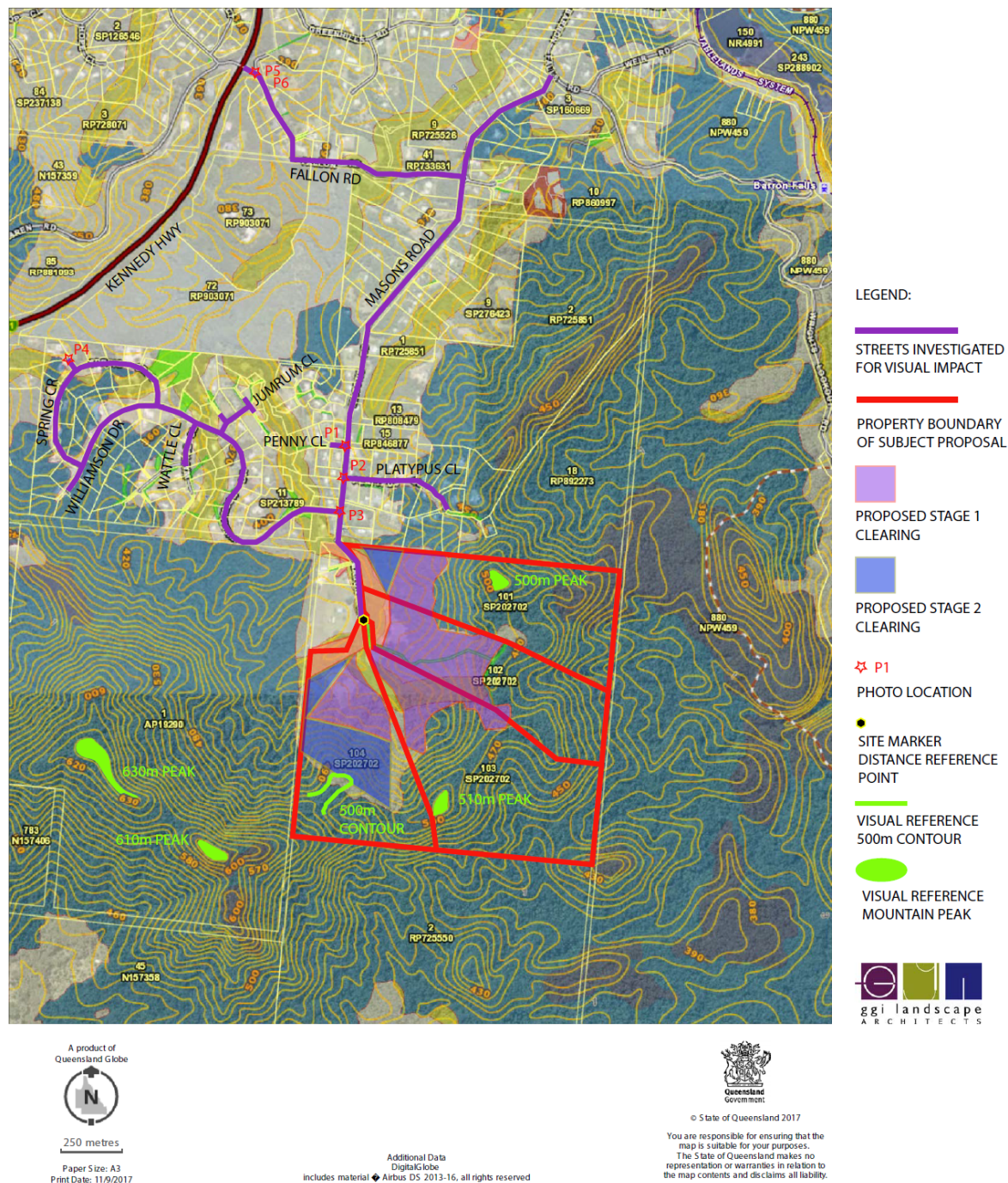
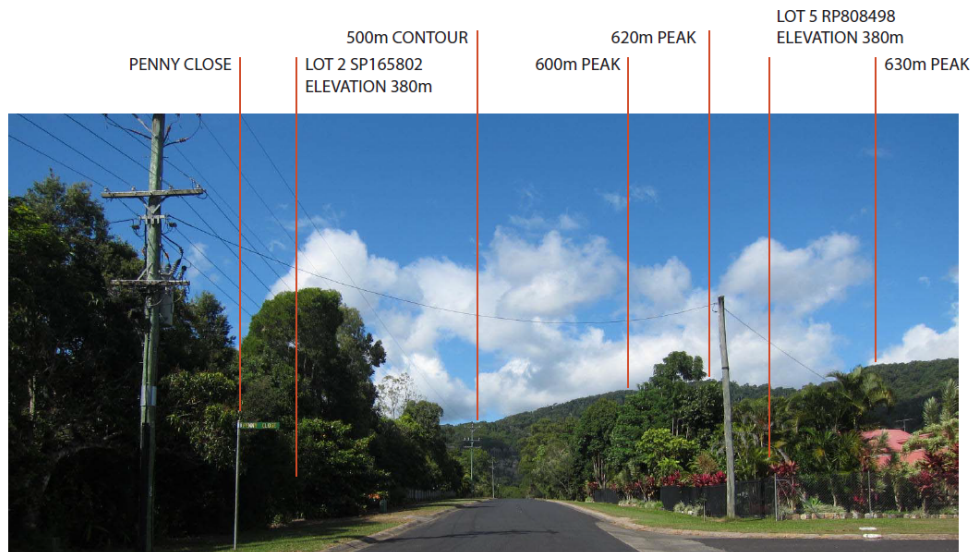




FIGURE 2. VISUAL ASSESSMENT SHEET 1.  
L1706\_VA1\_170914



PHOTOGRAPH LOCATION P1 INTERSECTION OF MASONS ROAD & PENNY CLOSE, KURANDA.  
EXISTING VIEW SOUTH. GROUND ELEVATION 380m.



PHOTOGRAPH LOCATION P1 INTERSECTION OF MASONS ROAD & PENNY CLOSE, KURANDA. GROUND ELEVATION 380m.  
PROPOSED VIEW SOUTH.

REFER FIGURE 1 FOR PHOTO LOCATION & PROPOSAL.  
PHOTO TAKEN WITH A CANNON POWERSHOT S95  
DATE TAKEN: 26 AUGUST 2017 10:05AM

PHOTO COORDINATES: LAT-16.84573, LONG 145.62470  
APPROXIMATE DISTANCE TO SITE MARKER, END OF MASONS ROAD, REFER FIG 1 = 700m





FIGURE 3. VISUAL ASSESSMENT SHEET 2.  
L1706\_VA2\_170914



PHOTOGRAPH LOCATION P2. INTERSECTION OF MASONS ROAD & PLATYPUS CLOSE, KURANDA.  
EXISTING VIEW SOUTH. GROUND ELEVATION 380m.



PHOTOGRAPH LOCATION P2. INTERSECTION OF MASONS ROAD & PLATYPUS CLOSE, KURANDA. GROUND ELEVATION 380m.  
PROPOSED VIEW SOUTH.

REFER FIGURE 1 FOR PHOTO LOCATION & PROPOSAL.  
PHOTO TAKEN WITH A CANNON POWERSHOT S95  
DATE TAKEN: 26 AUGUST 2017 10:10AM

PHOTO COORDINATES: LAT-16.84694, LONG 145.62457  
APPROXIMATE DISTANCE TO SITE MARKER, END OF MASONS ROAD, REFER FIG 1 = 575m



FIGURE 4. VISUAL ASSESSMENT SHEET 3.  
L1706\_VA3\_170914



PHOTOGRAPH LOCATION P3. INTERSECTION OF MASONS ROAD & WILLIAMSON DRIVE, KURANDA.  
EXISTING VIEW SOUTH. GROUND ELEVATION 380m.



PHOTOGRAPH LOCATION P3 INTERSECTION OF MASONS ROAD & WILLIAMSON DRIVE, KURANDA. GROUND ELEVATION 380m.  
PROPOSED VIEW SOUTH.

REFER FIGURE 1 FOR PHOTO LOCATION & PROPOSAL.  
PHOTO TAKEN WITH AN APPLE IPHONE 7 PANORAMA  
DATE TAKEN: 26 AUGUST 2017 11:05AM

PHOTO COORDINATES: LAT-16.84805, LONG 145.62441  
APPROXIMATE DISTANCE TO SITE MARKER, END OF MASONS ROAD, REFER FIG 1 = 450m





FIGURE 5. VISUAL ASSESSMENT SHEET 4.  
L1706\_VA4\_170914

LOT 78 SP214824  
ELEVATION 370-380m

LOT 11 SP213789  
WILLIAMSON DRIVE  
ELEVATION 400m

510m PEAK

500m CONTOUR

LOT 80 SP274768  
ELEVATION 370-380m



PHOTOGRAPH LOCATION P4 CUL DE SAC OF PERRY CLOSE, KURANDA.  
EXISTING VIEW SOUTH EAST. GROUND ELEVATION 380m.



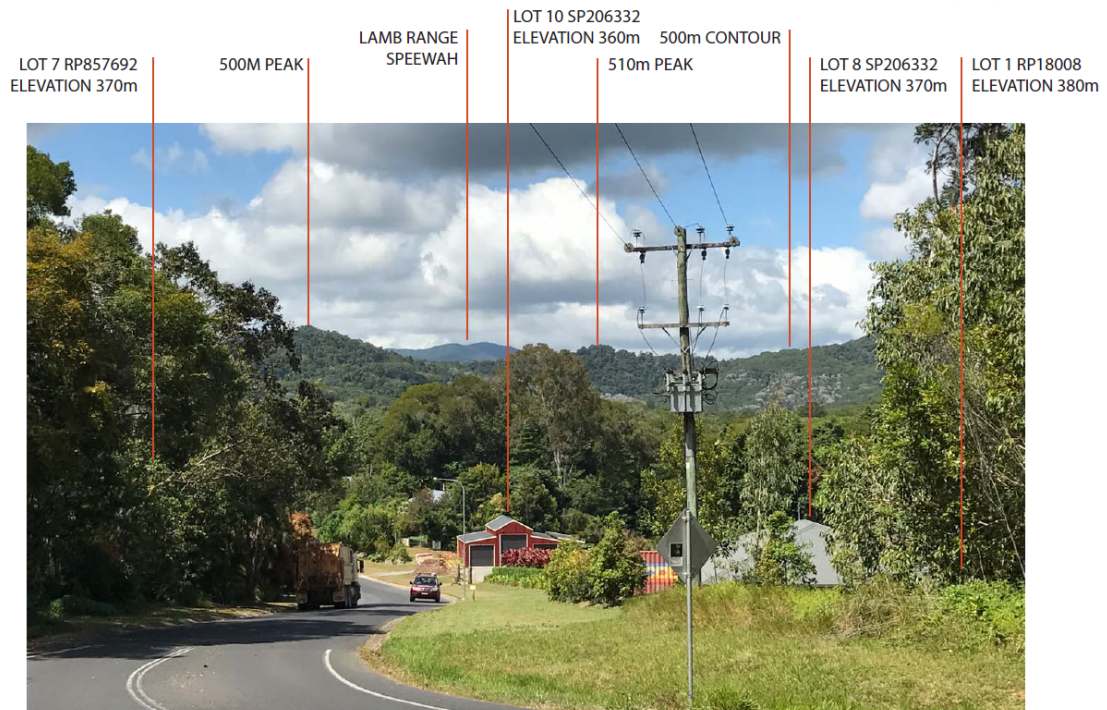
PHOTOGRAPH LOCATION P4 CUL DE SAC OF PERRY CLOSE, KURANDA. GROUND ELEVATION 380m.  
PROPOSED VIEW SOUTH EAST.

REFER FIGURE 1 FOR PHOTO LOCATION & PROPOSAL.  
PHOTO TAKEN WITH A CANNON POWERSHOT S95  
DATE TAKEN: 26 AUGUST 2017 10.55AM

PHOTO COORDINATES: LAT-16.84262, LONG 145.61414  
APPROXIMATE DISTANCE TO SITE MARKER, END OF MASONS ROAD, REFER FIG 1 = 1585m



FIGURE 6. VISUAL ASSESSMENT SHEET 5.  
L1706\_VA5\_170914



PHOTOGRAPH LOCATION P5 INTERSECTION OF FALLON ROAD & PADEMELON LANE, KURANDA.  
EXISTING VIEW SOUTH . GROUND ELEVATION 380m.



PHOTOGRAPH LOCATION P5 INTERSECTION OF FALLON ROAD & PADEMELON LANE, KURANDA. GROUND ELEVATION 380m.  
PROPOSED VIEW SOUTH.

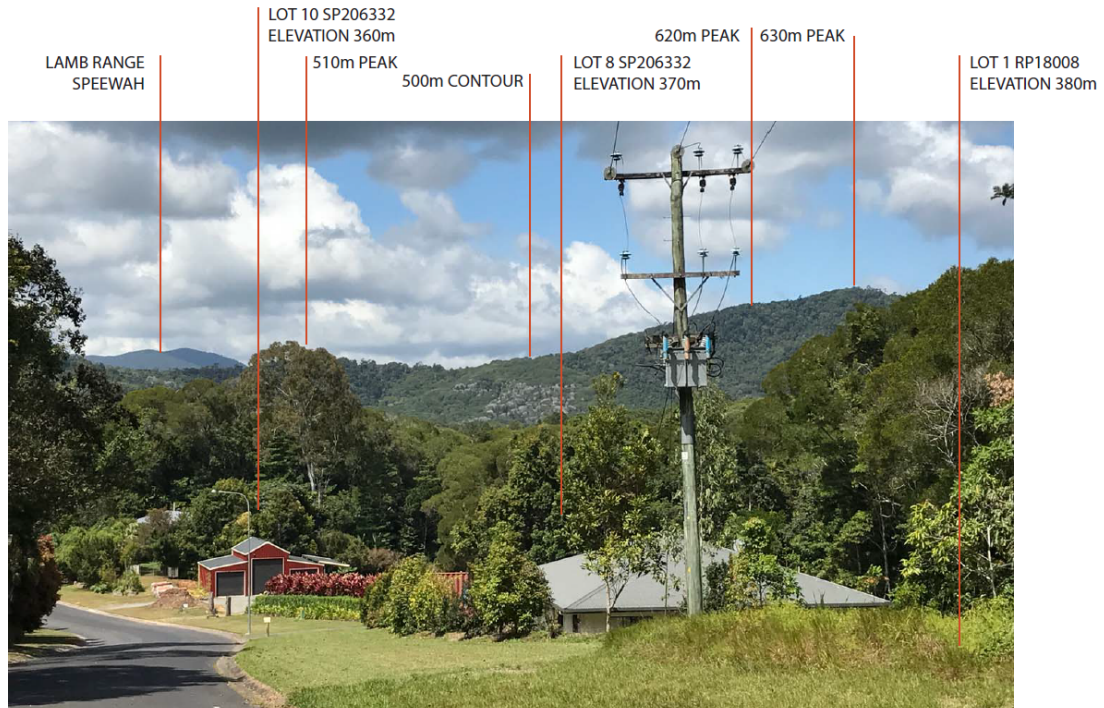
REFER FIGURE 1 FOR PHOTO LOCATION & PROPOSAL.  
PHOTO TAKEN WITH AN APPLE IPHONE 7  
DATE TAKEN: 26 AUGUST 2017 11.10AM

PHOTO COORDINATES: LAT-16.83232, LONG 145.62142  
APPROXIMATE DISTANCE TO SITE MARKER, END OF MASONS ROAD, REFER FIG 1 = 2210m





FIGURE 7. VISUAL ASSESSMENT SHEET 6.  
L1706\_VA6\_170914



PHOTOGRAPH LOCATION P6 INTERSECTION OF FALLON ROAD & PADEMELON LANE, KURANDA.  
EXISTING VIEW SOUTH . GROUND ELEVATION 380m.

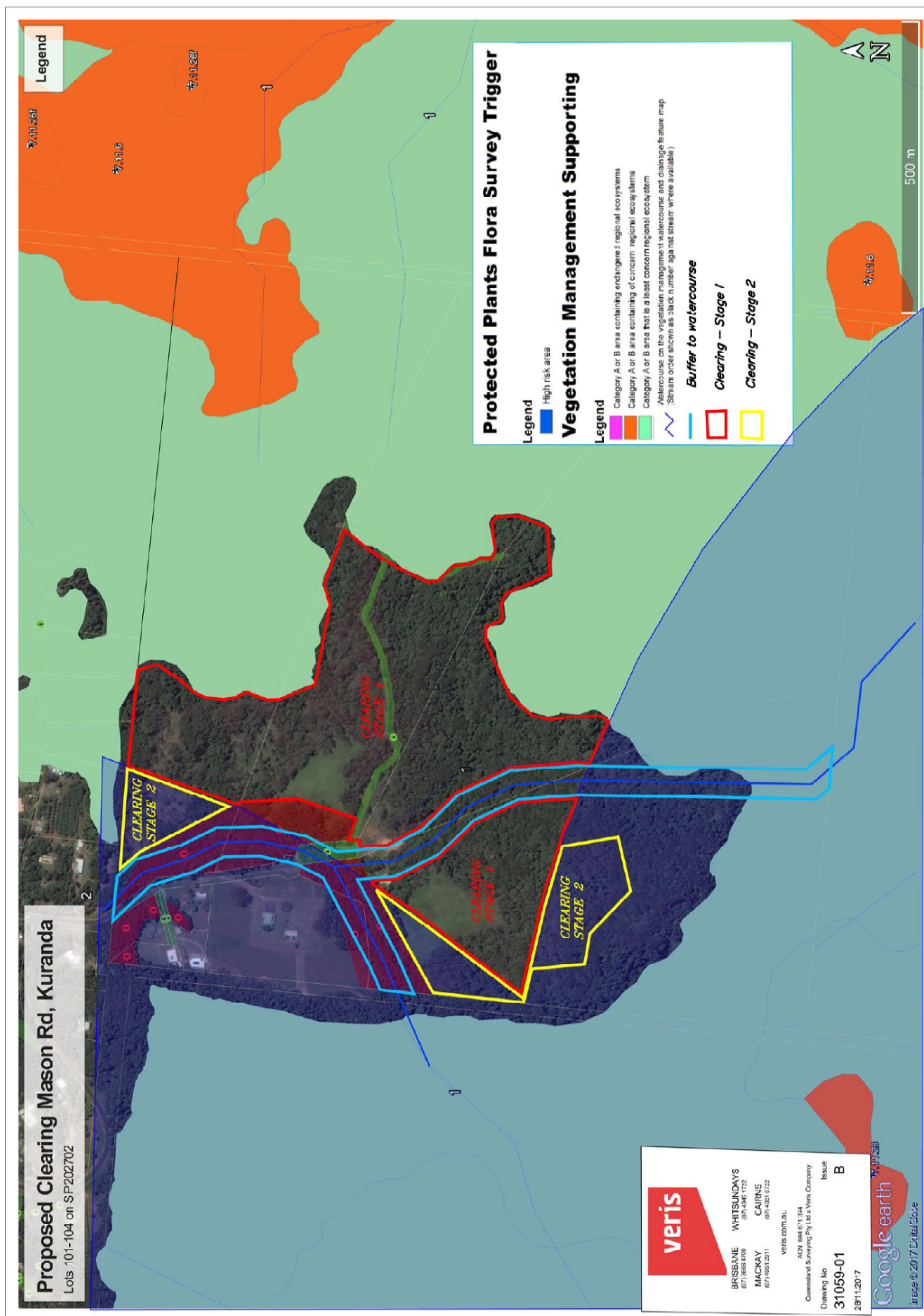


PHOTOGRAPH LOCATION P6 INTERSECTION OF FALLON ROAD & PADEMELON LANE, KURANDA. GROUND ELEVATION 380m.  
PROPOSED VIEW SOUTH.

REFER FIGURE 1 FOR PHOTO LOCATION & PROPOSAL.  
PHOTO TAKEN WITH AN APPLE IPHONE 7  
DATE TAKEN: 26 AUGUST 2017 11.10AM

PHOTO COORDINATES: LAT-16.83232, LONG 145.62142  
APPROXIMATE DISTANCE TO SITE MARKER, END OF MASONS ROAD, REFER FIG 1 = 2210m









□ - Area of reduced clearing.

